

**OVERSIGHT BOARD FOR DISSOLVED
BELLFLOWER REDEVELOPMENT AGENCY**

RESOLUTION NO. OB-13-17

A RESOLUTION OF THE OVERSIGHT BOARD FOR DISSOLVED BELLFLOWER REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY TO THE DISSOLVED BELLFLOWER REDEVELOPMENT AGENCY'S REVISED LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP), DIRECTING THE SUBMISSION OF THE REVISED LRPMP TO THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE (DOF), AND AMENDING RESOLUTION NO. OB-13-02

WHEREAS, the State of California approved AB 1484, adding California Health and Safety Code Section 34191.5, requiring all cities in California with successor agencies to their dissolved redevelopment agencies to prepare and submit to the DOF, a LRPMP; and

WHEREAS, the Successor Agency prepared a LRPMP (titled "City of Bellflower, California, Successor Agency, Long-Range Property Management Plan") and, at a duly noticed public meeting on January 28, 2013, approved the LRPMP for consideration and approval by the Oversight Board; and

WHEREAS, the Oversight Board passed, approved, and adopted Resolution No. OB-13-02 on February 5, 2013, approving the Successor Agency's LRPMP and directing the LRPMP be submitted to the DOF; and

WHEREAS, the DOF received the LRPMP on April 15, 2013, and, at a later date, requested via telephone conference further clarification from the Oversight Board regarding the disposition of properties; and

WHEREAS, the Oversight Board submitted to the DOF for review Resolution Nos. OB-13-07, OB-13-08, OB-13-09, OB-13-10, OB-13-11, OB-13-12, OB-13-13, and OB-13-14 clarifying the disposition of the properties on September 3, 2013; and

WHEREAS, the DOF on October 14, 2013, approved Resolution Nos. OB-13-08, OB-13-09, OB-13-10, and OB-13-13; and

WHEREAS, Resolution No. OB-13-08 approves the transfer of property described as the Northerly Extension of the Caruthers Park to the City to be used for a public park; Resolution No. OB-13-09 approves the transfer of property located at 9834 Flora Vista Street to the City for its current and future use to house, repair, and restore fire equipment for the future County of Los Angeles Fire Museum; Resolution No. OB-13-10 approves the transfer of property located at 16552 Bellflower Boulevard to the City to be used for a public plaza, street widening, and public sidewalk for the Town Center District; and Resolution No. OB-13-13 approves the transfer of property located at 9837 Oak Street to the City for use as open space and access to the greenway; and

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Bellflower Redevelopment Agency
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WHEREAS, the DOF conditionally approved Resolution No. OB-13-07, approving the transfer of property located at 16400-16412 Bellflower Boulevard to the City for the future site of the County of Los Angeles Fire Museum, and Resolution No. OB-13-11, approving the transfer of property located at 9831 Belmont Street to the City for its current use as a public gathering place and future use as a public community theater, pending approval of the Agency's LRPMP; and

WHEREAS, the DOF objected to Resolution No. OB-13-12 and denied the transfer of property located at 9847 Belmont Street to the City for public parking, as public parking did not qualify as a governmental purpose under HSC Section 34181; and

WHEREAS, the DOF objected to Resolution No. OB-13-14 and denied an implementation agreement for the property located at 16515 Bellflower Boulevard granting an encroachment permit to COBO, LLC ("COBO") for structural improvement and use of the property for a specialty retail outlet, as HSC Section 34177.3 prohibits the Agency from entering into new agreements or to begin new redevelopment work; the plan also did not identify the City's intent to reach compensation agreements with other taxing entities; and via two conference calls the DOF objected to the assigned \$0 property value; and

WHEREAS, the City has prepared a Revised LRPMP with updated recommended dispositions and estimated property values on December 9, 2013, to submit for consideration and approval by the Successor Agency; and

WHEREAS, the City's Revised LRPMP changed the following "Recommended Disposition" from the original January 28, 2013, LRPMP: Map Reference Item 2 (16515 Bellflower Blvd) from "Transfer to City and retain" to "sell"; Map Reference Item 5 (16601 Bellflower Blvd) from "Transfer to City and retain" to "sell"; and Map Reference Item 11 (9847 Belmont Street) from "Transfer to City and retain" to "sell"; and

WHEREAS, the City's Revised LRPMP changed the "Estimated Current Value" of Map Reference Item 2 (16515 Bellflower Blvd); by reconsidering the updated reuse/reconstruction costs of approximately \$243,183 and based upon the estimated property valuation of \$283,500 established in August 2011 from the Integra appraisal, the result is a revised property valuation amount of \$40,317; therefore the "Estimated Current Value" changed from "\$0" to "\$40,317"; and

WHEREAS, the City's Revised LRPMP changed the "Estimated Current Value" of Map Reference Item 11 (9847 Belmont Street); the valuation was reconsidered based on a substandard site value of \$15 per square foot of land; therefore the total value changed from "\$0" to "\$108,900"; and

**Oversight Board for Dissolved
Bellflower Redevelopment Agency
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WHEREAS, the City will address the DOF's objection to Resolution No. OB-13-14 (Map Reference 2) regarding the transfer of 16515 Bellflower Boulevard through the issuance of an encroachment permit, by amending the existing agreement with COBO to indicate the sale of the property and the revised property valuation.

WHEREAS, the Successor Agency prepared a Revised LRPMP (titled "City of Bellflower, California, Successor Agency, Revised Long-Range Property Management Plan") and, at a duly noticed public meeting on December 9, 2013, approved the Revised LRPMP for consideration and approval by the Oversight Board.

NOW, THEREFORE, THE BOARD OF THE OVERSIGHT BOARD FOR DISSOLVED BELLFLOWER REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board hereby amends Resolution No. OB-13-02 through the approval of the Successor Agency for the Dissolved Bellflower Redevelopment Agency's Revised LRPMP and directs the Revised LRPMP be submitted to the State of California, Department of Finance.

SECTION 2. The Chair, or presiding officer, is hereby authorized to affix her signature to this Resolution signifying its adoption by the Oversight Board for Dissolved Bellflower Redevelopment Agency, and the Secretary, or her duly appointed deputy, is directed to attest thereto.

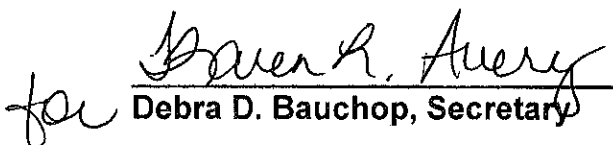
SECTION 3. The Secretary shall deliver a copy of this Resolution to the Los Angeles County Auditor-Controller and the Department of Finance (DOF).

PASSED, APPROVED, AND ADOPTED BY THE OVERSIGHT BOARD FOR DISSOLVED BELLFLOWER REDEVELOPMENT AGENCY THIS 17th DAY OF DECEMBER 2013.



Connie Chung, Chair

Attest:



for Debra D. Bauchop, Secretary

Attachment: Revised Long Range Property Management Plan (LRPMP)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS
CITY OF BELLFLOWER)

I, **Karen L. Avery**, Assistant Secretary of the Oversight Board for Dissolved Bellflower Redevelopment Agency, do hereby certify under penalty of perjury that the foregoing Resolution No. OB-13-17 was duly passed, approved, and adopted by the Oversight Board for Dissolved Bellflower Redevelopment Agency at its Special Meeting of December 17, 2013, by the following vote:

AYES: Board Members – Franzen, Delawalla, Smith, Stewart, Waldie,
and Chairperson Chung

ABSENT: Board Member – Ault

Dated: December 17, 2013

Baker L. Avery

**Karen L. Avery, Assistant Secretary
Oversight Board for Dissolved Bellflower Redevelopment Agency**



City of Bellflower, California
Successor Agency

REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN



First Draft: January 28, 2013

Revised: December 9, 2013



City of Bellflower Successor Agency

16600 Civic Center Drive
Bellflower, CA 90706
(562) 804-1424

January 28, 2013

Subject: Long Range Property Management Plan

Honorable Chair and Members of the Oversight Board:

The California Legislature introduced and the Governor signed Assembly Bill 1484 ("AB 1484") into law on June 27, 2012 to address issues and ambiguities arising from the implementation of Assembly Bill x1 26 ("ABx1 26"). AB 1484 not only provides clarification but also imposes several new obligations on both successor agencies and oversight boards.

AB 1484 also added Section 34191.5 to the Health and Safety Code which requires a Successor Agency to prepare a long-range property management plan that identifies all Successor Agency real estate assets along with their proposed disposition. Specifically, AB 1484 requires the report contain information for each parcel:

1. The date of acquisition of the parcel, the value of the property at the time of acquisition, and the purpose for which the property was acquired;
2. Parcel data including address, lot size and current zoning;
3. An estimate of the current value of the property (including any appraisal information if available);
4. An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
5. A history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
6. A description of the property's potential for transit-orientated development and the advancement of the planning objectives of the Successor Agency;
7. A description of previous development proposals, including rental or lease property.

In addition to the information required by AB 1484, we have included staff's recommendations regarding the disposition of each property (i.e., retain, sell, etc.).

On June 28, 2012 staff presented the Oversight Board with a list of all Agency properties along with applicable maps and photographs. This list has formed the basis for the Long Range Property Management Plan which is being transmitted for the Oversight Board's review and approval with this letter.

Sincerely,

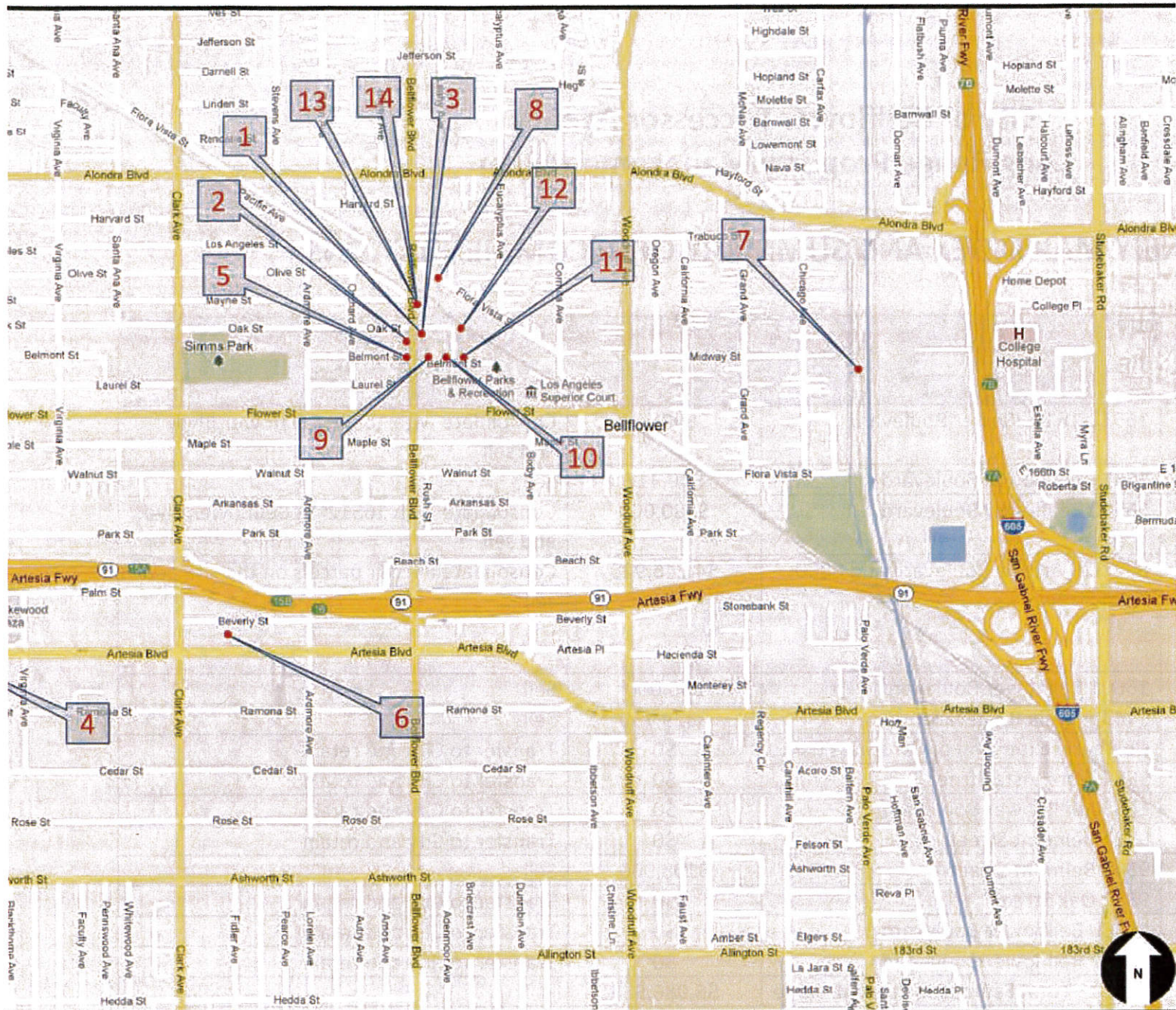
Leo L. Mingle, Jr.
Executive Director

City of Bellflower Successor Agency

Long Range Property Management Plan

PROPERTY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Address	Estimated Current Value	Recommended Disposition
16512-18 Bellflower Boulevard	\$890,721	Consolidate with 16500 Bellflower Blvd. and sell
16515 Bellflower Boulevard	\$40,317	Sell
16500 Bellflower Boulevard	\$380,000	Consolidate with 16512-18 Bellflower Blvd. and sell
8827-29 Artesia Boulevard and 8800 Palm Street	\$4,246,920	Consolidate all four parcels on the site and sell
16601 Bellflower Boulevard	\$90,000	Sell
9443 Artesia Boulevard	\$329,730	Sell
Northerly Extension of Caruthers Park	\$0	Transfer to City and retain
9834 Flora Vista Street	\$0	Transfer to City and retain
16552 Bellflower Boulevard	\$0	Transfer to City and retain
9831 Belmont Street	\$0	Transfer to City and retain
9847 Belmont Street	\$108,900	Sell
9837 Oak Street	\$0	Transfer to City and retain
16400 Bellflower Boulevard	\$0	Transfer to City and retain
16412 Bellflower Boulevard	\$0	Transfer to City and retain
Total Estimated Current Value	\$6,086,588	



Ilfloer Successor Agency - Long Range Property Management Plan

Vicinity Map of Agency-Held Properties



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	1
• Address	16512-18 Bellflower Boulevard (Primary street frontage: Bellflower Boulevard)
• Assessor Parcel Number(s)	7109-010-912
• Current Zoning	Commercial (Town Center District)
• Current Use	Parcel is vacant with sod and temporary irrigation
• Original Seller	Nathan Living Trust & Linda Slavens
• Original Appraised Value	\$1,290,000 (dated 1/15/08)
• Purchase Price	\$1,320,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on May 10, 2009 and improvements were demolished May 20, 2010 for future redevelopment. Prior to demolition the on-site buildings were retail commercial uses. These included a beauty parlor (3,940 sf), a café (1,431 sf), and an ice cream store (2,000 sf). Since demolition the land has remained undeveloped. There are no pending development agreements.

Parcel Information

• Land Description	
Lot Size	8,625 SF (0.2 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	Adjacent City-owned lot

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.			

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	The Redevelopment Agency received an informal proposal for a mixed-use project. The interested party did not process a formal application.
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Estimate of Current Property Value

- **Fair Market Value Appraisal**

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, and sent to the City of Bellflower on January 31, 2008. The effective date of value was January 15, 2008. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for ten comparable properties were selected from Bellflower and the surrounding region for comparison with the subject property. The appraisal concluded that an appropriate Fair Market Value for the property would be \$1,180,000. The property value was determined to be \$160.09 per square foot of building and \$136.81 per square foot of land. The rental rate data contained in the appraisal of 16411 Bellflower Boulevard dated April 4, 2012, also prepared by Integra Realty Resources, showed that for the Los Angeles area commercial rental rates had declined 18.07% from 2008 to 2012. For the Mid Cities sub region including Bellflower commercial rental rates declined 20.7%. The property at 16411 Bellflower Boulevard is one block north of the subject property. At the time of the appraisal the assessed value of the buildings was \$66,627. When deducted from the total value the remainder would be \$1,113,373 or \$129.09 per square foot for the vacant land.

Rental rates, as a reflection of value, would indicate that the 2008 appraised value of the land has declined approximately 20% for 2012. The value of the land would therefore be \$103.27 per square foot. With a total land area of 8,625 square feet the total property value, absent buildings would be \$890,721.

Income Capitalization Analysis

An Income Capitalization analysis was also prepared and concluded that the appraised value was \$1,290,000. Since Income Capitalization is based directly on rental income a reduction of 20% would result in a value of \$1,032,000. Less the appraised value of the buildings at \$66,721 the remainder value of the land absent buildings would be \$965,280.

- **Estimated Current Value**

The value range for the property is \$890,721 to \$965,280. It is more probable that the property will be sold to an owner user. The more applicable estimate of current value would therefore be based on the sales comparison at \$890,721.

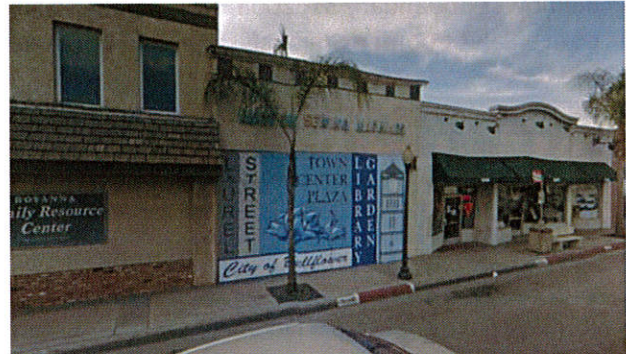
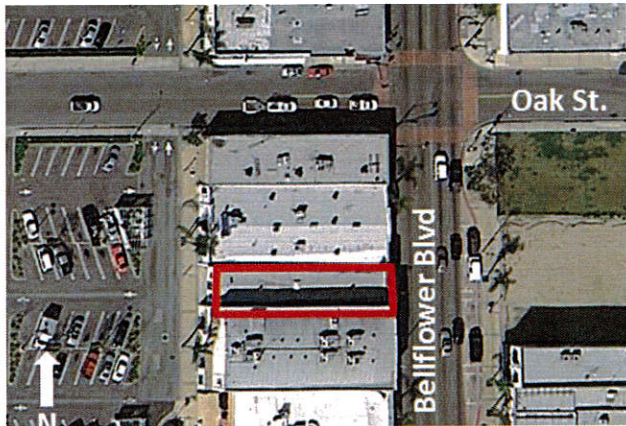
Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	High potential. The property is close to the proposed Orange Line light rail project. The current overlay zoning allows for mixed-use projects. The property is within walking distance of proposed Transit Center site at Bellflower Boulevard at Flora Vista Street.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	High potential (see discussion above). Also, this parcel is contiguous with the property at 16500 Bellflower Blvd. (Map Reference #3)
• Recommended action:	Consolidate this parcel with 16500 Bellflower Blvd. (Map Reference #3) and offer for sale. The Bellflower Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	2
• Address	16515 Bellflower Boulevard Primary street frontage: Bellflower Boulevard)
• Assessor Parcel Number(s)	7106-023-905
• Current Zoning	Commercial (Town Center District)
• Current Use	Commercial building
• Original Seller	Cleveland Properties LP & Goslins Survivor's Trust
• Original Appraised Value	\$430,000 (dated 1/25/08)
• Purchase Price	\$430,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency December 31, 2008, for future redevelopment. The property had been in various commercial uses and is currently vacant. There is a pending reuse proposal which is the subject of the attached reuse valuation prepared May 15, 2012. There are no pending development agreements.

Parcel Information

• Land Description	
Lot Size	2,922 SF (0.07 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,700 sf
Construction Type	D Wood
Year Built	1929
Improvement Date	1932
Vehicle Parking	Adjacent City-owned lot

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?

Yes

☐

No

☒

If Yes, indicate amount of Agency's annual rent/lease income

\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

• Have any environmental tests or assessments been performed on the property?

Yes

☐

No

☒

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site?

Yes

☐

No

☒

• If No, would the property qualify for such a Brownfield designation?

Yes

☐

No

☒

Unknown

☐

• Describe any remediation work performed on the property.

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None.

Estimate of Current Property Value

- **Fair Market Value Appraisal**

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, and sent to the City of Bellflower on August 10, 2011. The effective date of value June 21, 2011. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for six comparable properties in Bellflower were selected. The sales comparison analysis determined that the high value of the subject property is \$105.00 per square foot with a value range from \$100.00 to \$105.00 per square foot. The appraisal concluded that an appropriate Fair Market Value for the property would be \$245,180 based on the condition of the building and deferred maintenance costs.

Income Capitalization Analysis

The Income Capitalization analysis applies a capitalization rate for the estimated net operating income for the subject property of 8.75%. The result is the indicated value of \$259,827. Adjustments are made for expenses, deferred maintenance and required capital expenditures resulting in a Stabilized Value of \$221,507.

- **Estimated Current Value**

The Integra appraisal determined that based on a Sales Comparison approach the value of the property was \$250,000. Applying an Income Capitalization approach the appraisal determined that the value was \$220,000. The appraisal stated that the Sales Comparison approach is applicable to an owner-user and the Income Capitalization approach is applicable to an investor. The appraisal concluded that the subject property is more likely to be sold to an owner-user and that the Fair Market Value was \$250,000. Discussions with the Integra staff in April, 2012, supports the conclusion that the appraisal remains valid as of the date of the reuse valuation.

- **Reuse Value**

The reuse value is based upon the Indicated Value as determined by the Integra appraisal of the subject property less the costs required for the reuse of the property. This is the same analytical format as used in the Integra appraisal to determine the Stabilized Value and consequently the Fair Market Value of the property. The following shows estimated reuse values based on Sales Comparison and Direct Capitalization indicated values. Based on this analysis, the Estimated Current Value is \$40,317:

Reuse Value By Sales Comparison

Indicated Value (Integra)	\$283,500
Less Adjustments	
Deferred Maintenance and Capital Improvements	-\$205,000
Architecture and Engineering	-\$17,000
Governmental Fees and Permits	-\$21,183
Reuse Value	\$40,317

The Reuse Value based on the Sales Comparison Indicated Value of \$40,317

Reuse Value by Direct Capitalization

Indicated Value (Integra)	\$259,827
Less Adjustments	
Deferred Maintenance and Capital Improvements	-\$205,000
Architecture and Engineering	-\$17,000
Governmental Fees and Permits	-\$21,183
Reuse Value	\$16,327

The Reuse Value based on the Direct Capitalization Indicated Value of \$16,327.

Reuse Assessment and Recommended Action

<ul style="list-style-type: none">Describe the property's potential for transit-oriented development.	Not applicable.
<ul style="list-style-type: none">Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	General commercial uses that are consistent with the Town Center District Specific Plan.
<ul style="list-style-type: none">Recommended action:	The Bellflower Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	3
• Address	16500 Bellflower Boulevard (Primary street frontage: Bellflower Boulevard)
• Assessor Parcel Number(s)	7109-010-912
• Current Zoning	Commercial (Town Center District)
• Current Use	Parcel is vacant with sod and temporary irrigation
• Original Seller	Christo Family Trust (Lana Lauth)
• Original Appraised Value	\$560,000 (dated 4/18/06)
• Purchase Price	\$545,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency July 18, 2007, for future redevelopment. The property had been in single ownership for fifty six years with retail commercial uses until the acquisition by the Agency. The building on the site was deteriorated, out of date for current commercial uses and was therefore demolished by the Agency. The site is now vacant with sod and temporary irrigation. There are no pending development agreements.

Parcel Information

• Land Description	
Lot Size	6,440 SF (0.15 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	Adjacent City-owned lot

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.			

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	The Redevelopment Agency received an informal proposal for a mixed-use project. The interested party did not process a formal application.
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Estimate of Current Property Value

- **Fair Market Value Appraisal**

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, with a transmittal date to the City of Bellflower of April 12, 2006. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for four comparable properties in Bellflower were selected. The appraisal concluded that an appropriate Fair Market Value for the property would be \$560,000. It was noted in the appraisal that the 2005-06 assessed value of the Los Angeles County Assessor was \$72,162 of which land was \$53,807 and building \$18,335.

Income Capitalization Analysis

The Income Capitalization analysis applies a capitalization rate to the estimated net operating income for the subject property at 6.0%. The result is a Fair Market Value of \$560,000. This was based on rental income for four properties and was adjusted for expenses.

- **Estimated Current Value**

The Rental rate data contained in the appraisal of 16411 Bellflower Boulevard dated April 4, 2012, also prepared by Integra Realty Resources, showed that for the Los Angeles area commercial rental rates had declined 8.5% from 2006 to 2012. Rents are a direct reflection of value in the Income Capitalization analysis and would therefore indicate a decline in value to \$512,400 for 2012 based on the total Fair Market Value for the land and building. The 2005-06 assessed value for land was 74.56% of the total property value. Applying that ratio to the 2012 value for land and an assumed building would reduce the value of the property as land only to \$382,045. The estimated current value of the property is rounded to \$380,000.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	High potential. The property is close to the proposed Orange Line light rail project. The current overlay zoning allows for mixed-use projects. The property is within walking distance of proposed Transit Center site at Bellflower Boulevard at Flora Vista Street.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	High potential (see discussion above). Also, this parcel is contiguous with the property at 16512-18 Bellflower Blvd (Map Reference #1)
• Recommended action:	Consolidate this parcel with 16512-18 Bellflower Blvd. (Map Reference #1) and offer for sale. The Bellflower Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	4
• Address	8827-29 Artesia Blvd. & 8800 Palm Street (Primary Street Frontage: Artesia Boulevard)
• Assessor Parcel Number(s)	7162-002-900, -901, -902, -903
• Current Zoning	Mobile Home (West Artesia Specific Plan)
• Current Use	Parcels are vacant
• Original Seller	VCB Palm LLC & VCB Blue Bird LLC
• Purchase Price	\$4,0534,660
• Original Appraised Value	\$3,860,000 (dated Oct.2005)
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on October 13, 2005. The property had been a mobile home park which was vacated for redevelopment as a freeway oriented commercial retail development. The site is now vacant with sod and temporary irrigation There are no pending development agreements.

Parcel Information

• Land Description	
Lot Size	141,564 SF total area (3.25 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.			

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	The Redevelopment Agency entered into two Exclusive Negotiating Agreements for the commercial development of the site in accordance with the West Artesia Specific Plan. Neither moved to completion.
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Estimate of Current Property Value

- **Fair Market Value Appraisal**

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, with a transmittal date to the City of Bellflower of April 12, 2006. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for four comparable properties in Bellflower were selected. The appraisal concluded that an appropriate Fair Market Value for the property would be \$560,000. It was noted in the appraisal that the 2005-06 assessed value of the Los Angeles County Assessor was \$72,162 of which land was \$53,807 and building \$18,335.

Income Capitalization Analysis

The Income Capitalization analysis applies a capitalization rate for the estimated net operating income for the subject property of 6.0%. The result is a Fair Market Value of \$560,000. This was based on rental income for four properties and was adjusted for expenses.

- **Estimated Current Value**

Since the appraisal was completed in 2004 it would be difficult to project that value to the current market value using changes in rental rates since the property is vacant and surrounding conditions have changed. An estimate of value can be made however based on property sales within one mile of the subject property since 2010. All sale prices are designated land value since there are no buildings on the subject property. The properties below were selected due to their size, relative proximity to the subject property, all within one mile, and their designated use as commercial retail. The sales are as follows:

<u>Address</u>	<u>Sale Date</u>	<u>Sale Amount</u>	<u>Price Per SF</u>
• 16227 Lakewood Blvd.	11/15/20	\$1,351,513	\$26.79
• 3012 East Artesia Blvd.	12/30/10	\$367,208	\$29.78
• 10134 Artesia Blvd.	12/23/10	\$1,218,900	\$33.31

All of the properties used for value analysis are designated for commercial retail use. The value data was acquired from the Los Angeles County Assessor's records of parcel value. While the subject property is unique in size and configuration, Property 3 is adjacent to the Artesia Freeway and all of the properties in the analysis are relatively large in area. The average value of the three properties is \$29.96. Although the sample is small it is also the measure of central tendency. For the subject property and assumed land value per square foot is \$30.00. For the property area of 141,564 SF the estimated current value would be \$4,246,920.

Reuse Assessment and Recommended Action

<ul style="list-style-type: none">Describe the property's potential for transit-oriented development.	Not applicable.
<ul style="list-style-type: none">Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Freeway commercial uses consistent with the West Artesia Specific plan.
<ul style="list-style-type: none">Recommended action:	The Bellflower Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	5
• Address	16601 Bellflower Boulevard (Primary street frontage: Bellflower Boulevard)
• Assessor Parcel Number(s)	7106-024-904
• Current Zoning	Commercial (Town Center District)
• Current Use	Commercial building with public plaza
• Original Seller	Selma E. Smith & Waneta J. Welch
• Original Appraised Value	(No records available)
• Original Purchase Price	\$500,000
• Primary and Supplemental Funding Sources	Tax increment & Section 108
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on March 31, 2004, for future redevelopment. The structure on the front of the parcel was built by the Redevelopment Agency and occupied initially by a Starbucks store and a Subway. The Subway remains and the Starbucks was replaced by an independent coffee and sandwich shop. The rear of the property is a public plaza area and is used for various community events throughout the year. The plaza is a part of the same parcel as occupied by the retail building front. The plaza area is approximately 45 feet in depth with a total parcel depth of 115 ft.

Parcel Information

• Land Description	
Lot Size	6,352 SF (0.15 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,727 sf
Construction Type	D Wood
Year Built	2007
Improvement Date	7/21/06
Vehicle Parking	Adjacent City-owned lot

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$20,000	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Two tenants, Subway and Eclipse. Subway pays approximately \$1,666 monthly flat fee. Eclipse pays a percentage rent equal to 6% of up to \$750,000 in gross sales. Eclipse is not currently paying rent because it has no income.	

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	Phase 1 assessment on 4/14/06.		
• If Yes, describe the current environmental condition of the site	Clean (no environmental hazards).		
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	Removal of lead and asbestos.		

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Upon Redevelopment Agency acquisition, property was leased to private party. When tenant vacated the property, new tenant (Coffee Shop) acquired the lease.
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Estimate of Current Property Value

- Fair Market Value Appraisal**

Fair Market Value appraisals were prepared by Integra Realty Resources, Los Angeles, for nearby properties in 2011 and 2012. For 16515 Bellflower Boulevard the appraisal had an effective date of value June 21, 2011. For 16411 Bellflower Boulevard the effective date of the appraisal was April 4, 2012.

Sales Comparison

For 16515 Bellflower Boulevard the sales comparison analysis determined that the high value of the subject property is \$105.00 per square foot of gross leasable area with a value range from \$100.00 to \$105.00 per square foot. For 16411 Bellflower Boulevard the sales comparison concluded an indicated value of \$85.00 to \$90.00 per square foot of gross leasable area.

- Estimated Current Value**

The indicated value for both of the appraised properties did not include adjustment for the condition of the buildings which was considered in the fair market value conclusion for the properties. Since the value data for the 16411 Bellflower Boulevard property is more recent than 16515 Bellflower Boulevard the former is used to estimate the current value of the subject property. The subject property building is in good condition requiring no significant improvements to meet current market condition requirements. With an indicated value range of \$85.00 to \$90.00 per square foot the value of the building at 1,032 square feet of gross leasable area would be \$87,770 to \$92,800 indicating an average value of the two at \$90,000. The estimated current value of the current property is therefore \$90,000.

Reuse Assessment and Recommended Action

<ul style="list-style-type: none">Describe the property's potential for transit-oriented development.	Not applicable.
<ul style="list-style-type: none">Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Eclipse has expressed an interest in selling its business because it has not been profitable. The City is considering several potential businesses to replace Eclipse including a gift store, a Cuban/Mexican restaurant or another coffee shop concept. Re-establishing a strong business presence at this location will help promote pedestrian activity, night life and assist local merchants in the business community.
<ul style="list-style-type: none">Recommended action:	The Bellflower Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	6
• Address	9443 Artesia Boulevard (Primary street frontage: Artesia Boulevard)
• Assessor Parcel Number(s)	7161-001-900
• Current Zoning	Commercial
• Current Use	Demolished with sod and temporary irrigation
• Original Seller	Lena I. Williams, Trustee
• Original Appraised Value	(No records available)
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on December 31, 2003. At that time the site was occupied by a small office building at the front of the property and two small non-conforming residential buildings at the rear. The buildings were all deteriorated and blighted as defined by the Redevelopment Law. Following acquisition all buildings were demolished. The property has remained vacant since that time.

Parcel Information

• Land Description	
Lot Size	10,991 SF (0.25 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	On-site

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.			

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
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Estimate of Current Property Value

Following are sales within one-half mile of the subject property. The data was obtained from the Los Angeles County Assessor's records for recent sales. The sales have all occurred since 2010 for commercially zoned sites. Since the subject property is vacant, values stated are for land only.

Location	Date of Sale	Value per Sq. Foot
9613 Artesia Blvd.	6/22/12	\$37.81
9261 Ramona Ave.	2/10/11	\$12.98
9352 Park St.	6/5/2012	\$31.44
17427 Clark Ave.	2/6/12	\$29.15
17808 Clark Ave.	2/4/11	\$33.84
17207 Clark Ave.	12/30/10	\$27.14

With the exception of 9261 Ramona Avenue all properties were less than 15,000 square feet of land area. The range of the other sale properties is from 4,402 square feet to 14,384 square feet. The Ramona property is substantially larger at 39,345 square feet. Other than the size of the property there is no other information available as to why the sale price per square foot of this property is substantially below the others. Because of this anomaly it is excluded from the calculated average value of all other properties of \$31.88 per square foot. Since 2010 average annual retail rents in the Bellflower area have declined from \$20.20 per square foot to \$19.19 per square foot, a decline of five percent. This small decline is not significant to the estimate of value for the subject property. Assuming a rounded value of \$32.00 per square foot the estimated current value of the subject property is \$329,730.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	Not applicable.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	General commercial consistent with City of Bellflower Zoning Code.
• Recommended action:	The Bellflower Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	7
• Address	Caruthers Park (northerly extension) (Primary street frontage: Landlocked – No street access)
• Assessor Parcel Number(s)	7017-013-902
• Current Zoning	Open Space
• Current Use	Public parkland
• Original Seller	Clyde and Anita Wilson
• Original Appraised Value	(No records available)
• Purchase Price	\$23,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on March 17, 2003 to become part of the adjacent Caruthers Park and to provide for a flood easement.

Parcel Information

• Land Description	
Lot Size	19,622 SF (0.45 acres)
Topography	Level
Known Drainage Issues	Parcel is part of a flood control easement.
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	On-site

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	N/A		
• If Yes, describe the current environmental condition of the site	N/A		
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.			

Previous Development Proposals

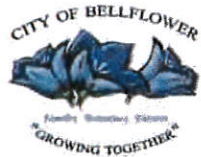
• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	No development-related activity as the site is adjacent to a City park and is zoned as Open Space.
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Estimate of Current Property Value

The property is a part of the existing Caruthers Park and is also a designated flood easement. The property is landlocked and has no street access. It is designated to remain in public use as a public park and will have no commercial value. The estimated current value is therefore zero.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The current use as a park/open space is consistent with the City's General Plan and Zoning Ordinance.
• Recommended action:	Transfer to the City.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	8
• Address	9834 Flora Vista Street (Primary street frontage: Flora Vista Street)
• Assessor Parcel Number(s)	7109-009-904
• Current Zoning	Commercial (Light Industrial)
• Current Use	Fire Museum storage/repair facility (non-profit corporation)
• Original Seller	Rene and Maria Gudino, Trustee
• Original Appraised Value	\$630,000 (dated 3/14/01)
• Purchase Price	\$1,550,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on November 9, 2006 and was previously used as an auto repair facility. The LA County Fire Museum will be located at 16412 Bellflower Boulevard approximately one-half block away. The museum is among other public improvements in the downtown Bellflower area to support the revitalization of the downtown area. As such it was acquired by the Bellflower Redevelopment Agency as a blighted property for that purpose. The City intends to keep the property in public use as an amenity to the Town Center should the Museum be relocated to another location.

Parcel Information

• Land Description	
Lot Size	23,007 SF (0.53 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	11,000 SF
Construction Type	Steel Frame, steel wall warehouse
Year Built	1993
Improvement Date	N/A
Vehicle Parking	On-site

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$9,600			
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	\$800 per month.			

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
• Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
• Describe any remediation work performed on the property.						

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Used by County of Los Angeles Fire Museum Association as a museum and storage facility.
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Estimate of Current Property Value

As a museum under the terms of the agreement with the County of Los Angeles Fire Museum Association, or as a public park, the property has no commercial value.

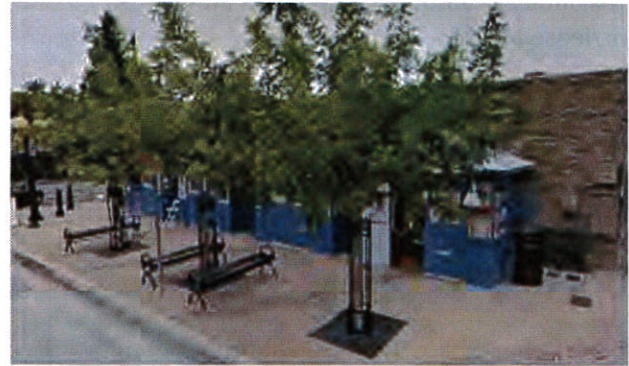
Reuse Assessment and Recommended Action

<ul style="list-style-type: none">Describe the property's potential for transit-oriented development.	Not applicable.
<ul style="list-style-type: none">Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The property's current use as an L.A. County Fire Museum is consistent with the Town Center District Specific Plan that encourages the development of public attractions for downtown.
<ul style="list-style-type: none">Recommended action:	Transfer to City.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	9
• Address	16552 Bellflower Boulevard (Primary street frontage: Belmont Street)
• Assessor Parcel Number(s)	7109-010-909
• Current Zoning	Commercial (Town Center District)
• Current Use	Retail Kiosks
• Original Seller	Lilly Leib, Trustee
• Original Appraised Value	(No records available)
• Purchase Price	\$350,000
• Primary and Supplemental Funding Sources	Tax increment & Street Improvement Funds
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on May 12, 2005. It was previously occupied by a fabric store in a blighted building that extended into the Belmont Street right of way. In addition to blight elimination the property was acquired to correct the right of way incursion. The property is now in public use as open space in conformity with the Town Center District Specific Plan. There are four kiosks located on the property with total rent paid to the City of \$400 per month.

Parcel Information

• Land Description	
Lot Size	3,115 SF (0.07 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	4 Kiosks
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If Yes, Indicate amount of Agency's annual rent/lease income	\$12			
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Agreement is with the City at \$1.00 per month. Lessee must maintain entire property at its expense.			

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
• Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
• Describe any remediation work performed on the property.						

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Proposals solicited for kiosks.
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Estimate of Current Property Value

The property will remain as public open space in the Town Center and as Belmont Street right of way. As such it has no commercial value.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	Not applicable.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The property's current use as a public plaza and retail kiosks is consistent with the Town Center District Specific Plan that enhances circulation movement and provides public open space.
• Recommended action:	Transfer to City.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	10
• Address	9831 Belmont Street (Primary street frontage: Belmont Street)
• Assessor Parcel Number(s)	7109-010-908
• Current Zoning	Commercial (Town Center District)
• Current Use	Community theater
• Original Seller	Gary and Kathleen Dietz
• Original Appraised Value	\$300,000 (date not available)
• Purchase Price	\$280,956
• Primary and Supplemental Funding Sources	Tax increment and Section 108 Funds
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on December 6, 2004. It was previously occupied by a 40-seat community playhouse which ceased operating and was acquired to eliminate blighting conditions in the Town Center. The property is adjacent to the Public Plaza, developed as part of the Town Center Specific Plan. The building is a public facility and is used for public gatherings and events. The purpose of these activities is to attract the public to the Town Center to create greater economic activity in the Town Center.

Parcel Information

• Land Description	
Lot Size	4,472 SF (0.10 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,400 SF
Construction Type	Wood Frame
Year Built	1954
Improvement Date	N/A
Vehicle Parking	Adjacent parking lot

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?

Yes

☐

No

☒

If Yes, indicate amount of Agency's annual rent/lease income

\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

- Have any environmental tests or assessments been performed on the property?

Yes

☐

No

☒

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes

☐

No

☒

- If No, would the property qualify for such a Brownfield designation?

Yes

☐

No

☒

Unknown

☐

- Describe any remediation work performed on the property.

Previous Development Proposals

- Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

Estimate of Current Property Value

The property will remain as public facility in the Town Center. No income is derived from this building by the City or the Successor Agency. As public building it has no commercial value.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	Not applicable.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The property's current use as a community theater is consistent with the Town Center District Specific Plan that encourages the development of public attractions for downtown.
• Recommended action:	Transfer to City.



City of Bellflower Successor Agency Long Range Property Management Plan

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Background Information

• Map Reference	11
• Address	9847 Belmont Street (Primary street frontage: Adenmoor Ave. & Belmont St.)
• Assessor Parcel Number(s)	7109-011-909
• Current Zoning	Commercial
• Current Use	Public parking lot
• Original Seller	Chester A. and Frances J. Stewart
• Original Appraised Value	(No records available)
• Purchase Price	\$260,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on March 17, 2004. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. The property is adjacent to the Public Plaza, developed as part of the Town Center Specific Plan, and provides parking for public events at the Plaza and for commercial uses in the area. There is no charge by the City for parking at this site.

Parcel Information

• Land Description	
Lot Size	7,260 SF (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	Removal of lead and asbestos when original building demolished.		

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None.
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Estimate of Current Property Value

- Fair Market Value Appraisal**

A review of the Los Angeles County Assessor's record on November 8, 2013 for commercially zoned property sales in 2013 within a one mile radius of the subject site shows the following:

<u>Address</u>	<u>Sale Date</u>	<u>Land Value</u>	<u>Value Per SF</u>
• 9602 Flower St.	7/3/13	\$408,000	\$32.89
• 15316 Bellflower Blvd.	4/1/13	\$178,500	\$31.04
• 9571 Artesia Blvd.	6/4/13	\$175,903	\$24.10
• 15523 Bellflower Blvd.	4/2/13	\$170,000	\$19.89
• 9410 Flower St.	6/25/13	\$122,400	\$14.57

The subject property is located adjacent to multifamily housing on the east side and the south side, a church to the on the north and a community park to the west. It is a corner property at a "T" intersection facing streets which have very low traffic volumes. Adenmoor Avenue, the primary frontage, is one block long connecting other very low traffic volume streets.

- Estimated Current Value**

The average value per square foot is \$24.50 for the comparison properties. The comparison properties are on commercial streets, all with significantly higher traffic volumes and in areas with commercial activity. The subject property is isolated from other commercial activity and is a less desirable commercial location. Historically, commercial activity failed at the subject site and the property became blighted. As a substandard site a value of \$15.00 per square foot of land is assumed. The total value of the 7,260 square foot property would therefore be \$108,900.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	Moderate potential. The property is close to the proposed Orange Line light rail project and is within walking distance of proposed Transit Center site at Bellflower Boulevard, north of Greenway Street.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The property's current use as public parking is consistent with the Town Center District Specific Plan that enhances access to the downtown and encourages the development of public attractions.
• Recommended action:	The Bellflower Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.



City of Bellflower Successor Agency Long Range Property Management Plan

Page 1 of 3



Background Information

• Map Reference	12
• Address	9837 Oak Street (Primary street frontage: Oak Street)
• Assessor Parcel Number(s)	7109-010-907
• Current Zoning	Commercial (Town Center District)
• Current Use	Public parking lot (Green belt)
• Original Seller	Steve D'Aquisto
• Original Appraised Value	\$135,000 (dated 12/01/01)
• Purchase Price	\$155,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	The property was acquired by the Bellflower Redevelopment Agency on August 20, 2002. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. It is a triangular shaped remnant parcel and is bounded by the Bellflower Bike Trail, the Bellflower Transit Center and Oak Street. The property is adjacent to the Transit Center, and public parking developed as part of the Town Center Specific Plan. As such it provides open space in the Town center area. There is no income derived from the property to either the City or to the Successor Agency.

Parcel Information

• Land Description	
Lot Size	3,868 SF (0.09 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	Removal of lead and asbestos when original building demolished.		

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None.
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Estimate of Current Property Value

The property will remain as public open space in the Town Center. As public open space it has no commercial value.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	Not applicable.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The property's current use is consistent with the Town Center District Specific Plan that provides for public open space.
• Recommended action:	Transfer to City.



City of Bellflower Successor Agency Long Range Property Management Plan

Page 1 of 3



Background Information

• Map Reference	13
• Address	16400 Bellflower Boulevard (Primary street frontage: Bellflower Boulevard)
• Assessor Parcel Number(s)	7109-010-906
• Current Zoning	Commercial (Town Center District)
• Current Use	Open space (Green belt)
• Original Seller	Loren B. Ferris and Lauren V. MacNider
• Original Appraised Value	\$115,000 (dated 6/7/01)
• Purchase Price	\$145,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	
The property was acquired by the Bellflower Redevelopment Agency on July 19, 2002. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. It is a triangular shaped remnant parcel and is part of a larger adjacent parcel to be used as the location of the Los Angeles County Firefighters Fire Museum. No payment for use of the property as a museum will be made to the Successor Agency or to the City. The allocation of the property to the museum is to provide a public attraction to the Town Center. Should the museum be relocated the property will remain in public use for other public facilities.	

Parcel Information

• Land Description	
Lot Size	2,002 SF (0.05 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?

Yes

☐

No

☒

If Yes, indicate amount of Agency's annual rent/lease income

\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

Environmental

- Have any environmental tests or assessments been performed on the property?

Yes

☐

No

☒

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes

☐

No

☒

- If No, would the property qualify for such a Brownfield designation?

Yes

☐

No

☒

Unknown

☐

- Describe any remediation work performed on the property.

Previous Development Proposals

- Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

Estimate of Current Property Value

The property will be in public use as a museum site. No income will be derived from the site to either the City of Bellflower or the Successor Agency. The property therefore has no commercial value.

Reuse Assessment and Recommended Action

<ul style="list-style-type: none">Describe the property's potential for transit-oriented development.	High potential. The property is close to the proposed Orange Line light rail project. The current overlay zoning allows for mixed-use projects. The property is within walking distance of proposed Transit Center site at Bellflower Boulevard and Flora Vista Street.
<ul style="list-style-type: none">Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	High potential. The L.A. County Fire Museum would serve as a major regional attraction in accordance with the goals of the Town Center District Specific Plan. Also, this parcel is contiguous with the property at 16412 Bellflower Blvd (Map Reference #14).
<ul style="list-style-type: none">Recommended action:	Transfer to City.



City of Bellflower Successor Agency Long Range Property Management Plan

Page 1 of 3



Background Information

• Map Reference	14
• Address	16412 Bellflower Boulevard (Primary street frontage: Bellflower Boulevard)
• Assessor Parcel Number(s)	7109-010-905
• Current Zoning	Commercial (Town Center District)
• Current Use	Open space (Green belt)
• Original Seller	John and Annie Ruth McDonald
• Original Appraised Value	\$445,000 (dated 6/7/01)
• Purchase Price	\$484,000
• Primary and Supplemental Funding Sources	Tax increment
• <u>Property History</u>	<p>The property was acquired by the Bellflower Redevelopment Agency on May 7, 2002. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. It is one of three parcels to be the location of the Los Angeles County Firefighters Fire Museum. The agreement for the use of the property as a museum provides that no payment will be made to the Successor Agency or to the City of Bellflower. The allocation of the property to the museum is to provide a public attraction to the Town Center thereby improving the economic conditions of that area of the City. Should the museum be moved the property will remain in public use for other public facilities.</p>

Parcel Information

• Land Description	
Lot Size	9,910 SF (0.23 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.			

Previous Development Proposals

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
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Estimate of Current Property Value

The property will be in public use as a museum site. No income will be derived from the site to either the City of Bellflower or the Successor Agency. The property therefore has no commercial value.

Reuse Assessment and Recommended Action

<ul style="list-style-type: none">Describe the property's potential for transit-oriented development.	High potential. The property is close to the proposed Orange Line light rail project. The current overlay zoning allows for mixed-use projects. The property is within walking distance of proposed Transit Center site at Bellflower Boulevard and Flora Vista Street.
<ul style="list-style-type: none">Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	High potential. The L.A. County Fire Museum would serve as a major regional attraction in accordance with the goals of the Town Center District Specific Plan. Also, this parcel is contiguous with the property at 16400 Bellflower Blvd (Map Reference #13).
<ul style="list-style-type: none">Recommended action:	Transfer to City.

LRPMP APPENDIX

Valuation Analysis Report

November 11, 2013

To: Brian Lee

From: Jim Williams

ESTIMATE OF CURRENT PROPERTY VALUE METHODOLOGY – LONG RANGE PROPERTY MANAGEMENT PLAN

The current property value for the Long Range Property Management Plan has been determined by the following methods:

a. Adjustment of Prior Appraisal

This method is used for properties 1, 2, and 3 as listed in the LRPMP. For the properties a prior appraisal is either applied directly to the property being analyzed or the prior appraisal is adjusted from the time of the appraisal to the date of the report. The adjustment is made by the decline in the Los Angeles area commercial rental rate index and the Mid Cities area commercial rental rate index. Rental rates are used as a reflection of value for commercial properties. A detailed statement is made in each “ESTIMATE OF CURRENT PROPERTY VALUE” report as to the amount of adjustment. For property 2 a reuse is proposed and adjustment is made to the adjusted appraisal value by deducting the cost for reuse. For property 3 the land is vacant. The land value is determined by applying the Los Angeles County Assessor’s ratio of land to building value to the adjusted appraisal value.

b. Direct Application of Prior Appraisal

For property 5 the value of a recent appraisal of similar property in close proximity to property 5 is used. No adjustment to the appraisal value is made.

c. Los Angeles County Assessor’s Sales Data

For properties 4, 6 and 11 the recent sale information provided by the Los Angeles County Assessor’s web site is applied. Various time periods and distances from the subject property are used as the most accurate reflection of value that is available. For property 4, sales occurring in 2010 are used. All comparison properties are within a one mile radius of property 4. For property 6, sales occurring from 2010 to 2012 are used. Comparison properties are within one-half mile of the subject property. For property 11 sales in 2013 are used, all within one mile of the subject property.

The remaining properties, 7, 8, 9, 10, 12, 13, and 14 are to be placed in public use and are determined to have no commercial value.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 1

PROPERTY ADDRESS: 16512-18 Bellflower Boulevard

ASSESSOR PARCEL NUMBER: 7109-010-912

PROPERTY DESCRIPTION

LAND:

Area: 8,625 SF, 0.2 AC

Primary Street Frontage: Bellflower Boulevard

Topography: Level

Drainage: No issues known.

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Retail Commercial

Number of Buildings: 0

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: Adjacent City Lot

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency May 10, 2009 and demolished May 20, 2010 for future redevelopment. Prior to demolition the on-site buildings were retail commercial uses. These include a beauty parlor, 3,940 square feet, a café, 1,431 square feet, and an ice cream store, 2,000 square feet. Since demolition the land has remained undeveloped. There are no pending development agreements.

FAIR MARKET VALUE APPRAISAL

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, and sent to the City of Bellflower on January 31, 2008. The effective date of value was January 15, 2008. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for ten comparable properties was selected from Bellflower and the surrounding region for comparison with the subject property. The appraisal concluded that an appropriate Fair Market Value for the property would be \$1,180,000. The property value was determined to be \$160.09 per square foot of building and \$136.81 per square foot of land. The Rental rate data contained in the appraisal of 16411 Bellflower Boulevard dated April 4, 2012, also prepared by Integra Realty Resources, showed that for the Los Angeles area commercial rental rates had declined 18.07% from 2008 to 2012. For the Mid Cities sub region including Bellflower commercial rental rates declined 20.7%. The property at 16411 Bellflower Boulevard is one block north of the subject property. At the time of the appraisal the assessed value of the buildings was \$66,627. When deducted from the total value the remainder would be \$1,113,373 or \$129.09 per square foot for the vacant land.

Rental rates, as a reflection of value, would indicate that the 2008 appraised value of the land has declined approximately 20% for 2012. The value of the land would therefore be \$103.27 per square foot. With a total land area of 8,625 square feet the total property value, absent buildings would be \$890,721.

Income Capitalization Analysis

An Income Capitalization analysis was also prepared and concluded that the appraised value was \$1,290,000. Since Income Capitalization is based directly on rental income a reduction of 20% would result in a value of \$1,032,000. Less the appraised value of the buildings at \$66,721 the remainder value of the land absent buildings would be \$965,280.

ESTIMATED CURRENT VALUE

The value range for the property is \$890,721 to \$965,280. It is more probable that the property will be sold to an owner user. The more applicable estimate of current value would therefore be based on the sales comparison at \$890,721.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 2

PROPERTY ADDRESS: 16515 Bellflower Boulevard

ASSESSOR PARCEL NUMBER: 7106-023-905

PROPERTY DESCRIPTION

LAND:

Area: 2,922 SF, 0.07 AC

Primary Street Frontage: Bellflower Boulevard

Topography: Level

Drainage: No issues known.

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Retail Commercial

Number of Buildings: 1

Building Area: 2,700 SF

Construction Type: D Wood

Year Built: 1929

Improvement Date: 1932

Parking Space: Adjacent City Lot

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency December 31, 2008, for future redevelopment. The property had been in various commercial uses and is currently vacant. There is a pending reuse proposal which is the subject of the attached reuse valuation prepared May 15, 2012. There are no pending development agreements.

FAIR MARKET VALUE APPRAISAL

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, and sent to the City of Bellflower on August 10, 2011. The effective date of value was June 21, 2011. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for six comparable properties in Bellflower were selected. The sales comparison analysis determined that the high value of the subject property is \$105.00 per square foot with a value range from \$100.00 to \$105.00 per square foot. The appraisal concluded that an appropriate Fair Market Value for the property would be \$245,180 based on the condition of the building and deferred maintenance costs.

Income Capitalization Analysis

The Income Capitalization analysis applies a capitalization rate for the estimated net operating for the subject property of 8.75%. The result is the indicated value of \$259,827. Adjustments are made for expenses, deferred maintenance and required capital expenditures resulting in a Stabilized Value of \$221,507.

ESTIMATED CURRENT VALUE

The Integra appraisal determined that based on a Sales Comparison approach the value of the property was \$250,000. Applying an Income Capitalization approach the appraisal determined that the value was \$220,000. The appraisal stated that the Sales Comparison approach is applicable to an owner-user and the Income Capitalization approach is applicable to an investor. The appraisal concluded that the subject property is more likely to be sold to an owner-user and that the Fair Market Value was \$250,000. Discussions with the Integra staff in April, 2012, supports the conclusion that the appraisal remains valid as of the date of the reuse valuation.

REUSE VALUE

The reuse value is based upon the Indicated Value as determined by the Integra appraisal of the subject property less the costs required for the reuse of the property. This is the same analytical format as used in the Integra appraisal to determine the Stabilized Value and consequently the Fair Market Value of the property. Assuming the Sales Comparison Indicated Value as stated in the appraisal of \$283,500 the reuse value calculation would be as follows:

Reuse Value By Sales Comparison

<u>Indicated Value (Integra)</u>	\$283,500
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Adjustments

Deferred Maintenance and Capital Improvements	- \$250,000
Architecture and Engineering	- \$17,000
Governmental Fees and Permits	- \$21,183
Reuse Value	- \$4,683

The Reuse Value based on the Sales Comparison Indicated Value is a negative value or effectively zero

If the Direct Capitalization Analysis from the Integra appraisal is applied the reuse value calculation would be:

Reuse Value by Direct Capitalization

Indicated Value (Integra)	\$259,827
Adjustments	
Deferred Maintenance and Capital Improvements	- \$250,000
Architecture and Engineering	- \$17,000
Governmental Fees and Permits	- \$21,183
Reuse Value	- \$28,356

The Reuse Value based on the Direct Capitalization Indicated Value is a negative value or effectively zero.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 3

PROPERTY ADDRESS: 16500 Bellflower Boulevard

ASSESSOR PARCEL NUMBER: 7109-010-912

PROPERTY DESCRIPTION

LAND:

Area: 6,440 SF, 0.15 AC

Primary Street Frontage: Bellflower Boulevard

Topography: Level

Drainage: No issues known.

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Retail Commercial

Number of Buildings: 0

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: Adjacent City Lot

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency July 18, 2007, for future redevelopment. The property had been in single ownership for fifty six years with retail commercial uses until the acquisition by the Agency. The building on the site was deteriorated, out of date for current commercial uses and was therefore demolished by the Agency. The site is now vacant with sod and temporary irrigation. There are no pending development agreements.

FAIR MARKET VALUE APPRAISAL

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, with a transmittal date to the City of Bellflower of April 12, 2006. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for four comparable properties in Bellflower were selected. The appraisal concluded that an appropriate Fair Market Value for the property would be \$560,000. It was noted in the appraisal that the 2005-06 assessed value of the Los Angeles County Assessor was \$72,162 of which land was \$53,807 and building \$18,335.

Income Capitalization Analysis

The Income Capitalization analysis applies a capitalization rate to the estimated net operating income for the subject property at 6.0%. The result is a Fair Market Value of \$560,000. This was based on rental income for four properties and was adjusted for expenses.

ESTIMATED CURRENT VALUE

The Rental rate data contained in the appraisal of 16411 Bellflower Boulevard dated April 4, 2012, also prepared by Integra Realty Resources, showed that for the Los Angeles area commercial rental rates had declined 8.5% from 2006 to 2012. Rents are a direct reflection of value in the Income Capitalization analysis and would therefore indicate a decline in value to \$512,400 for 2012 based on the total Fair Market Value for the land and building. The 2005-06 assessed value for land was 74.56% of the total property value. Applying that ratio to the 2012 value for land and an assumed building would reduce the value of the property as land only to \$382,045. The estimated current value of the property is rounded to \$380,000.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 4

PROPERTY ADDRESS: 8827-29 Artesia Boulevard & 8800 Palm Street

ASSESSOR PARCEL NUMBER: 7162-002-900,-901,-902,-903

PROPERTY DESCRIPTION

LAND:

Area: 141,564 SF, 0.3.26 AC

Primary Street Frontage: Artesia Boulevard & Palm Street

Topography: Level

Drainage: No issues known.

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Freeway Commercial

Number of Buildings: 0

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: Adjacent City Lot

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency October 13, 2005. The property had been a mobile home park which was vacated for redevelopment as a freeway oriented commercial retail development. The site is now vacant with sod and temporary irrigation There are no pending development agreements.

FAIR MARKET VALUE APPRAISAL

A Fair Market Value appraisal was prepared by Integra Realty Resources, Los Angeles, with a transmittal date to the City of Bellflower of April 12, 2006. The appraiser prepared both a Sales Comparison analysis and an Income Capitalization analysis.

Sales Comparison

Sales for four comparable properties in Bellflower were selected. The appraisal concluded that an appropriate Fair Market Value for the property would be \$560,000. It was noted in the appraisal that the 2005-06 assessed value of the Los Angeles County Assessor was \$72,162 of which land was \$53,807 and building \$18,335.

Income Capitalization Analysis

The Income Capitalization analysis applies a capitalization rate for the estimated net operating income for the subject property of 6.0%. The result is a Fair Market Value of \$560,000. This was based on rental income for four properties and was adjusted for expenses.

ESTIMATED CURRENT VALUE

Since the appraisal was completed in 2004 it would be difficult to project that value to the current market value using changes in rental rates since the property is vacant and surrounding conditions have changed. An estimate of value can be made however based on property sales within one mile of the subject property since 2010. All sale prices are designated land value since there are no buildings on the subject property. The properties below were selected due to their size, relative proximity to the subject property, all within one mile, and their designated use as commercial retail. The sales are as follows:

Property 1

Location: 16227 Lakewood Boulevard

Land Use Designation: Commercial Retail

Sale Date: 11/15/20

Sale Price/Assessed Value: \$1, 351,513

Land Area: 50,450 SF

Land Value/SF: \$26.79

Property 2

Location: 3012 East Artesia Boulevard

Land Use Designation: Commercial Retail

Sale Date: 12/30/10

Sale Price/Assessed Value: \$367,208

Land Area: 12,330 SF

Land Value/SF: \$29.78

Property 3

Location: 10134 Artesia Boulevard

Land Use Designation: Commercial Retail

Sale Date: 12/23/10

Sale Price/Assessed Value: \$1,218,900

Land Area: 36,590 SF

Land Value/SF: \$33.31

All of the properties used for value analysis are designated for commercial retail use. The value data was acquired from the Los Angeles County Assessor's records of parcel value. While the subject property is unique in size and configuration Property 3 is adjacent to the Artesia Freeway and all of the properties in the analysis are relatively large in area. The average value of the three properties is \$29.96. Although the sample is small it is also the measure of central tendency. For the subject property and assumed land value per square foot is \$30.00. For the property area of 141,564 SF the estimated current value would be \$4,246,920.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 5

PROPERTY ADDRESS: 16601 Bellflower Boulevard

ASSESSOR PARCEL NUMBER: 7106-024-904

PROPERTY DESCRIPTION

LAND:

Area: 6352 SF, 0.15 AC

Primary Street Frontage: Bellflower Boulevard

Topography: Level

Drainage: No issues known.

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Retail Commercial

Number of Buildings: 1

Building Area: SF

Construction Type: D Wood

Year Built:

Improvement Date:

Parking Space: Adjacent City Lot

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency March 31, 2004, for future redevelopment. The structure on the front of the parcel was built by the Community Development Agency and occupied initially by a Starbuck's store and a Subway. The Subway remains and the Starbuck's was replaced by an independent coffee and sandwich shop. The rear of the property is a public plaza area and is used for various community events throughout the year. The plaza is a part of the same parcel as occupied

by the retail building front. The plaza area is approximately 45 feet in depth with a total parcel depth of 115 feet.

FAIR MARKET VALUE APPRAISALS

Fair Market Value appraisals were prepared by Integra Realty Resources, Los Angeles, for nearby properties in 2011 and 2012. For 16515 Bellflower Boulevard the appraisal had an effective date of value June 21, 2011. For 16411 Bellflower Boulevard the effective date of the appraisal was April 4, 2012.

Sales Comparison

For 16515 Bellflower Boulevard the sales comparison analysis determined that the high value of the subject property is \$105.00 per square foot of gross leasable area with a value range from \$100.00 to \$105.00 per square foot. For 16411 Bellflower Boulevard the sales comparison concluded an indicated value of \$85.00 to \$90.00 per square foot of gross leasable area

ESTIMATED CURRENT VALUE

The indicated value for both of the appraised properties did not include adjustment for the condition of the buildings which was considered in the fair market value conclusion for the properties. Since the value data for the 16411 Bellflower Boulevard property is more recent than 16515 Bellflower Boulevard the former is used to estimate the current value of the subject property. The subject property building is in good condition requiring no significant improvements to meet current market condition requirements. With an indicated value range of \$85.00 to \$90.00 per square foot the value of the building at 1,032 square feet of gross leasable area would be \$87,770 to \$92,800 indicating an average value of the two at \$90,000. The estimated current value of the current property is therefore \$90,000.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 6

PROPERTY ADDRESS: 9443 Artesia Boulevard

ASSESSOR PARCEL NUMBER: 7161-001-900

PROPERTY DESCRIPTION

LAND:

Area: 10,991 SF, 0.25 AC

Primary Street Frontage: Artesia Boulevard

Topography: Level

Drainage: No issues known.

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Retail Commercial

Number of Buildings: 0

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: On Site

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency December 31, 2003. At that time the site was occupied by a small office building at the front of the property and two small non conforming residential buildings at the rear. The buildings were all deteriorated and blighted as defined by the Redevelopment Law. Following acquisition all buildings were demolished. The property has remained vacant since that time.

ESTIMATED CURRENT VALUE

Following are sales within one-half mile of the subject property. The data was obtained from the Los Angeles County Assessor's records for recent sales. The sales have all occurred since 2010 for commercially zoned sites. Since the subject property is vacant, values stated are for land only.

Location	Date of Sale	Value per Square Foot
9613 Artesia Boulevard	6/22/12	\$37.81
9261 Ramona Avenue	2/10/11	\$12.98
9352 Park Street	6/5/2012	\$31.44
17427 Clark Avenue	2/6/12	\$29.15
17808 Clark Avenue	2/4/11	\$33.84
17207 Clark Avenue	12/30/10	\$27.14

With the exception of 9261 Ramona Avenue all properties were less than 15,000 square feet of land area. The range of the other sale properties is from 4,402 square feet to 14,384 square feet. The Ramona property is substantially larger at 39,345 square feet. Other than the size of the property there is no other information available as to why the sale price per square foot of this property is substantially below the others. Because of this anomaly it is excluded from the calculated average value of all other properties of \$31.88 per square foot. Since 2010 average annual retail rents in the Bellflower area have declined from \$20.20 per square foot to \$19.19 per square foot, a decline of five percent. This small decline is not significant to the estimate of value for the subject property. Assuming a rounded value of \$32.00 per square foot the estimated current value of the subject property is \$329,730.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 7

PROPERTY ADDRESS: Caruthers Park (northerly extension)

ASSESSOR PARCEL NUMBER: 7017-013-902

PROPERTY DESCRIPTION

LAND:

Area: 19,622 SF, 0.45 AC

Primary Frontage: Landlocked property. No street access.

Topography: Level

Drainage: Parcel is part of flood easement

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Public Park, Flood Easement

Number of Buildings: 0

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: On Site

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency March 17, 2003 to become part of the adjacent Caruthers Park and to provide for a flood easement.

ESTIMATED CURRENT VALUE

The property is a part of the existing Caruthers Park and is also a designated flood easement. The property is landlocked and has no street access. It is designated to remain in public use as a public park and will have no commercial value. The estimated current value is therefore zero.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 8

PROPERTY ADDRESS: 9834 Flora Vista Street

ASSESSOR PARCEL NUMBER: 7109-009-904

PROPERTY DESCRIPTION

LAND:

Area: 23,007 SF, 0.53 AC

Primary Frontage: Flora Vista Street

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Commercial (light industrial)

Number of Buildings: 1

Building Area: 11,000 SF

Construction Type: Steel Frame, Steel Wall Warehouse

Year Built:

Improvement Date: NA

Parking Space: On Site

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency March 17, 2003. An 11,000 square foot warehouse building was on the site at the time of acquisition and remains there now. The building was previously used as an auto repair facility, and is leased to a non-profit corporation. It is being used as a storage and repair facility for exhibits to be used in the Los Angeles County Firefighters Museum at a lease rate of \$1.00 per year. The Museum will be located at 16412 Bellflower Boulevard approximately one-half block away. The museum is among other public improvements in the downtown

Bellflower area to support the revitalization of the downtown area. As such it was acquired by the Bellflower Community Development Agency as a blighted property for that purpose. The City intends to keep the property in public park use as an amenity to the Town Centers should the Museum be relocated to another location. The public park would serve the downtown area and adjacent multi-family housing.

ESTIMATED CURRENT VALUE

As a museum under the terms of the agreement with the Los Angeles County Firefighters Association or as a public park the property has no commercial value.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 9

PROPERTY ADDRESS: 16552 Bellflower Boulevard

ASSESSOR PARCEL NUMBER: 7109-010-909

PROPERTY DESCRIPTION

LAND:

Area: 3,115 SF, 0.07AC

Primary Frontage: Belmont Street

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Public Open Space/Right of Way

Number of Buildings: 4 Kiosks

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: None Required

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency May 12, 2005. It was previously occupied by a fabric store in a blighted building that extended into the Belmont Street right of way. In addition to blight elimination the property was acquired to correct the right of way incursion. The property is now in public use as open space in conformity with the Town Center District Specific Plan. There are four kiosks located on the property with total rent paid to the City of \$400 per month.

ESTIMATED CURRENT VALUE

The property will remain as public open space in the Town Center and as Belmont Street right of way. As such it has no commercial value.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 10

PROPERTY ADDRESS: 9831 Belmont Street

ASSESSOR PARCEL NUMBER: 7109-010-908

PROPERTY DESCRIPTION

LAND:

Area: 4,472 SF, 0.10 AC

Primary Frontage: Belmont Street

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Commercial Theater

Number of Buildings: 1

Building Area: 2,400 SF

Construction Type: Wood Frame

Year Built: 1954

Improvement Date: NA

Parking Space: Adjacent Public Parking Lot

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency December 6, 2004. It was previously occupied by a 40 seat community playhouse which ceased operating and was acquired to eliminate blighting conditions in the Town Center. The property is adjacent to the Public Plaza, developed as part of the Town Center Specific Plan. The building is a public facility and is used for public gatherings and events. The purpose of these activities is to attract the public to the Town Center to create greater economic activity in the Town Center.

ESTIMATED CURRENT VALUE

The property will remain as public facility in the Town Center. No income is derived from this building by the City or the Successor Agency. As public a public building it has no commercial value.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 11

PROPERTY ADDRESS: 9847 Belmont Street

ASSESSOR PARCEL NUMBER: 7109-011-909

PROPERTY DESCRIPTION

LAND:

Area: 7,260 SF, 0.17AC

Primary Frontage: Adenmoor Avenue, Belmont Street

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Public Parking Area

Number of Buildings: None

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: None Required

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency March 17, 2004. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. The property is adjacent to the Public Plaza, developed as part of the Town Center Specific Plan, and provides parking for public events at the Plaza and for commercial uses in the area. There is no charge by the City for parking at this site.

ESTIMATED CURRENT VALUE

A review of the Los Angeles County Assessor's record on November 8, 2013 for commercially zoned property sales in 2013 within a one mile radius of the subject site shows the following:

LAND VALUE COMPARISON 9847 BELMONT STREET

	ADDRESS	APN	SALE DATE	LAND VALUE	LAND AREA sf	VALUE/sf
1	9602 Flower Street	7110-031-039	7/3/2013	\$408,000	12,406	\$32.89
2	15316 Bellflower Blvd.	6274-003-004	4/1/2013	\$178,500	5,750	\$31.04
4	9571 Artesia Blvd.	7161-002-027	6/4/2013	\$175,903	7,300	\$24.10
5	15523 Bellflower Blvd.	6271-034-007	4/2/2013	\$170,000	8,546	\$19.89
6	9410 Flower Street	7110-013-017	6/25/2013	\$122,400	8,400	\$14.57
Average Value/sf						\$24.50

Property values based on Los Angeles County Assessor's data for sales within 1 mile radius of subject property. All property sales 2013.

The subject property is located adjacent to multifamily housing on the east side and the south side, a church to the on the north and a community park to the west. It is a corner property at a "T" intersection facing streets which have very low traffic volumes. Adenmoor Avenue, the primary frontage, is one block long connecting other very low traffic volume streets.

The average value per square foot is \$24.50 for the comparison properties. The comparison properties are on commercial streets, all with significantly higher traffic volumes and in areas with commercial activity. The subject property is isolated from other commercial activity and is a less desirable commercial location. Historically, commercial activity failed at the subject site and the property became blighted. As a substandard site a value of \$15.00 per square foot of land is assumed. The total value of the 7,260 square foot property would therefore be \$108,900.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 12

PROPERTY ADDRESS: 9837 Oak Street

ASSESSOR PARCEL NUMBER: 7109-011-907

PROPERTY DESCRIPTION

LAND:

Area: 3,868 SF, 0.09AC

Primary Frontage: Oak Street

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Public Open Space (Park)

Number of Buildings: None

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: None Required

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency August 20, 2002. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. It is a triangular shaped remnant parcel and is bounded by the Bellflower Bike Trail and Oak Street. The property is adjacent to the Transit Center, the Public Plaza, and public parking developed as part of the Town Center Specific Plan. As such it provides open space in the Town center area. There is no income derived from the property to either the City or to the Successor Agency.

ESTIMATED CURRENT VALUE

The property will remain as public open space in the Town Center. As public open space it has no commercial value.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 13

PROPERTY ADDRESS: 16400 Bellflower Boulevard

ASSESSOR PARCEL NUMBER: 7109-010-906

PROPERTY DESCRIPTION

LAND:

Area: 2,002 SF, 0.05AC

Primary Frontage: Bellflower Boulevard

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Commercial Retail

Number of Buildings: None

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: None Required

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency July 19, 2002. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. It is a triangular shaped remnant parcel and is part of a larger adjacent parcel to be used as the location of the Los Angeles County Firefighters Fire Museum. No payment for use of the property as a museum will be made to the Successor Agency or to the City. The allocation of the property to the museum is to

provide a public attraction to the Town Center. Should the museum be relocated the property will remain in public use for other public facilities.

ESTIMATED CURRENT VALUE

The property will be in public use as a museum site. No income will be derived from the site to either the City of Bellflower or the Successor Agency. The property therefore has no commercial value.

ESTIMATE OF CURRENT PROPERTY VALUE

MAP REFERENCE: 14

PROPERTY ADDRESS: 16412 Bellflower Boulevard

ASSESSOR PARCEL NUMBER: 7109-010-905

PROPERTY DESCRIPTION

LAND:

Area: 9,910 SF, 0.023AC

Primary Frontage: Bellflower Boulevard

Topography: Level

Drainage: No issues known

Environmental Hazards: None

Ground Stability: No issues

BUILDING

General Property Type: Commercial Retail

Number of Buildings: None

Building Area: NA

Construction Type: NA

Year Built: NA

Improvement Date: NA

Parking Space: None Required

PROPERTY HISTORY

The property was acquired by the Bellflower Community Development Agency May 7, 2002. It was previously occupied by blighted commercial buildings and was acquired to eliminate blighting conditions in the Town Center. It is one of three parcels to be the location of the Los Angeles County Firefighters Fire Museum. The agreement for the use of the property as a museum provides that no payment will be made to the Successor Agency or to the City of Bellflower. The allocation of the property to the museum is to provide a public attraction to the Town Center thereby improving the economic conditions of that

area of the City. Should the museum be moved the property will remain in public use for other public facilities.

ESTIMATED CURRENT VALUE

The property will be in public use as a museum site. No income will be derived from the site to either the City of Bellflower or the Successor Agency. The property therefore has no commercial value.

